

LEASE

454 S. Yonge Street

454 S. YONGE STREET

Ormond Beach, FL 32174

PRESENTED BY:

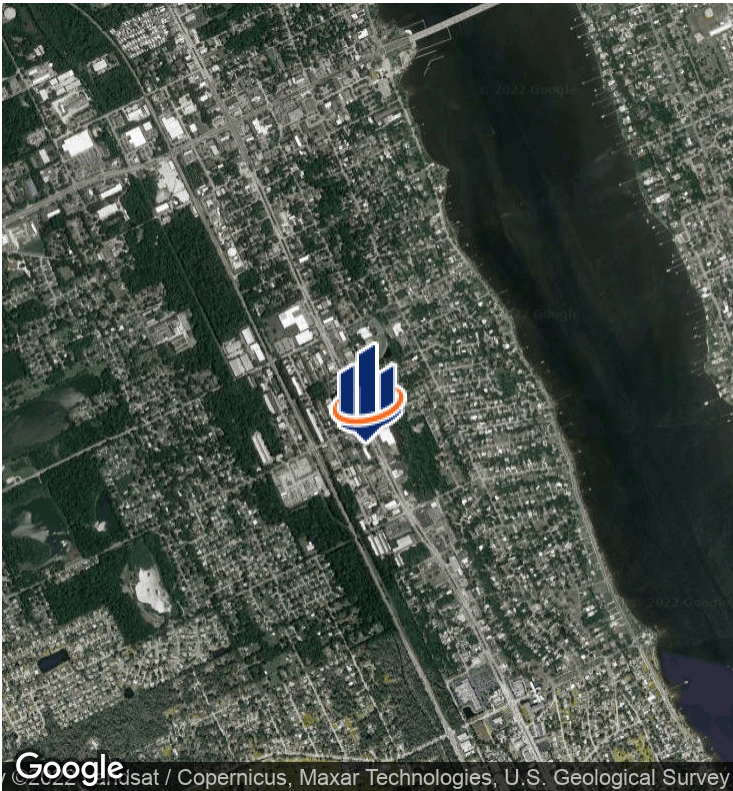
MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$395.00 - 2,425.00 per month (MG)
BUILDING SIZE:	16,834 SF
AVAILABLE SF:	250 - 2,155 SF
LOT SIZE:	1.58 Acres
ZONING:	B-5
MARKET:	Daytona Beach
TRAFFIC COUNT:	24,000

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PROPERTY OVERVIEW

Newly renovated office space for lease in Ormond Beach, FL. Located just minutes from West Granada and I-95, makes this a prime location for many types of professional businesses. Units are available on both the first and second floors of the building in a variety of different configurations and square footage options. There is ample parking and great visibility with signage on well traveled Yonge St (US-1).
Tenant pays rent, utilities, and sales tax.
Owner pays real estate tax, hazard insurance and maintains the property/common areas.
Ideal for law firm, CPA, financial services or an investor looking to add-value.



AVAILABLE SUITES

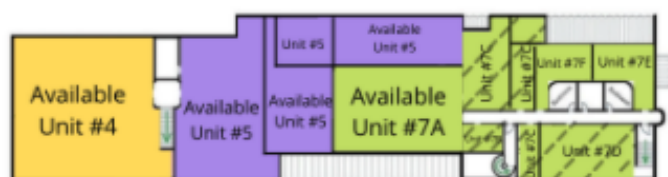
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This building is under NEW OWNERSHIP AND MANAGEMENT. All available suites and common areas are undergoing renovations. This modern, affordable office building is an excellent fit for attorneys, CPA's, and financial services.

Located just minutes from West Granada and I-95, this building offers a professional space for any business who desires excellent signage on Yonge Street (US-1) and ample parking.

Make this Ormond Beach location your company's next headquarters or, this building has smaller units ideal for satellite office.



SECOND FLOOR



FIRST FLOOR

Suit 2	800 SF	\$1,134/month
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Suite 4	1,765 SF	\$1,987/month
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Suite 5	2,155 SF	\$2,425/month
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Suite 3A	1,187 SF	\$1,682/month
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Suite 7A	1,333 SF	\$1,140/month
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Suite 7C	700 SF	\$788/month
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Suite 7E	250 SF	\$395/month
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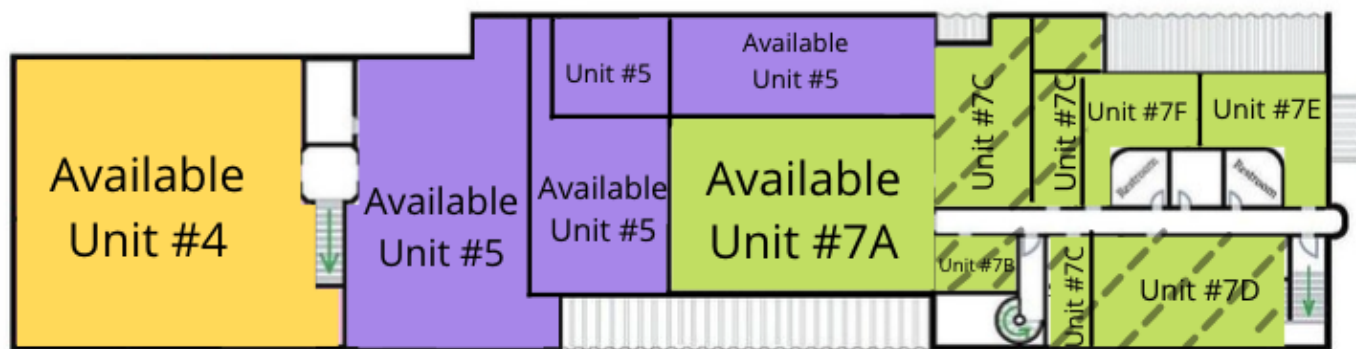
Suite 7F	250 SF	\$395/month
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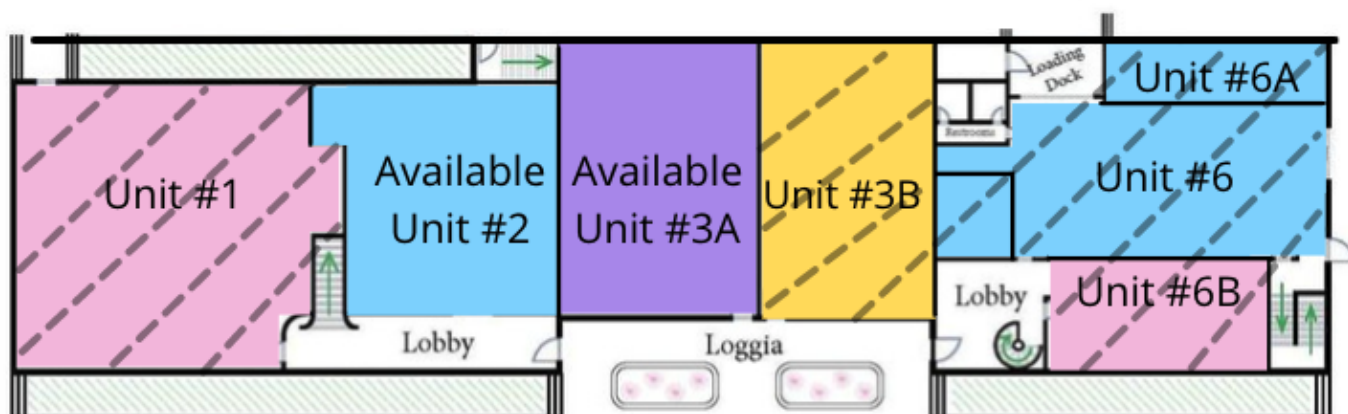
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FLOOR PLAN



SECOND FLOOR



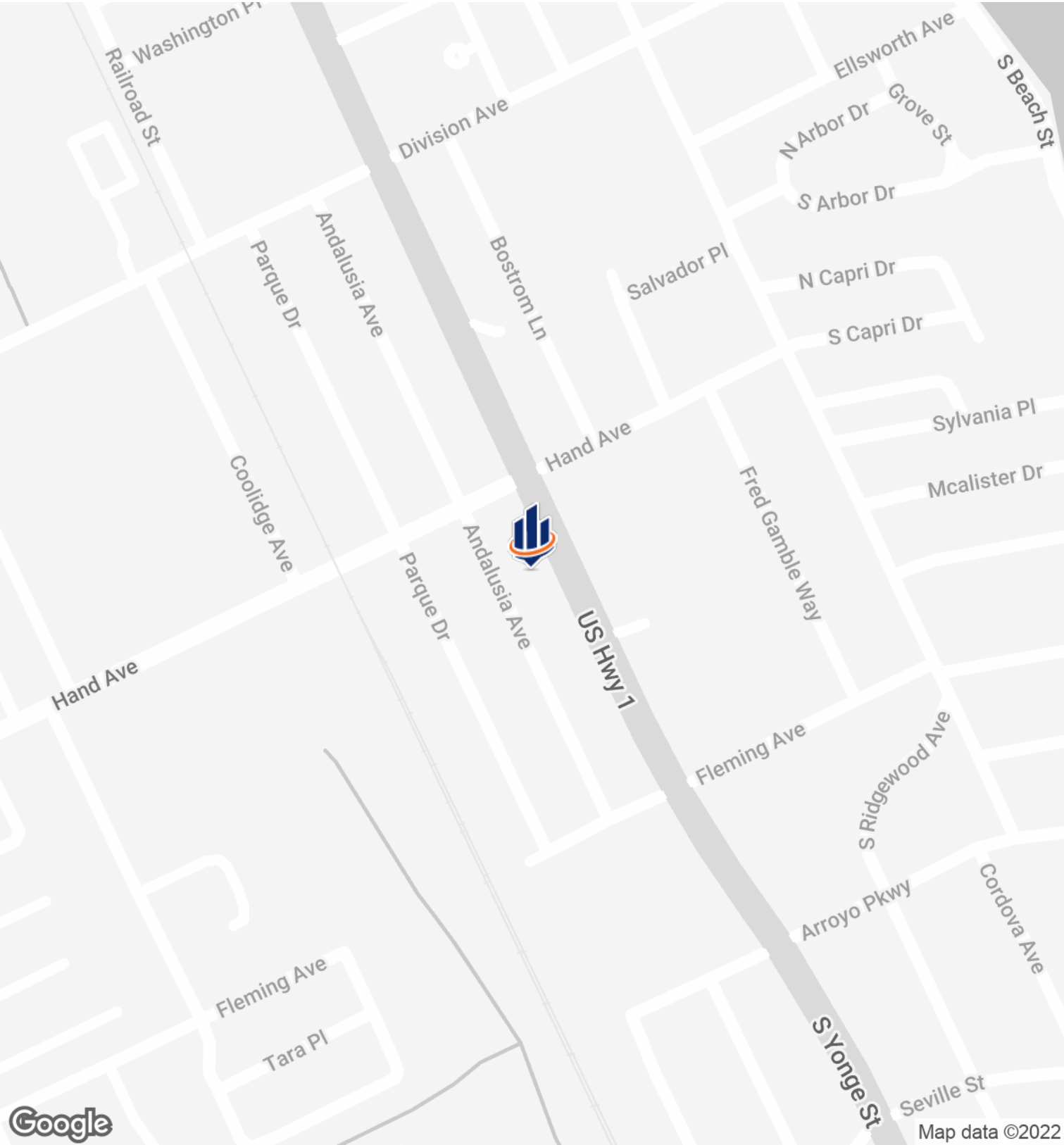
FIRST FLOOR

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LOCATION MAP

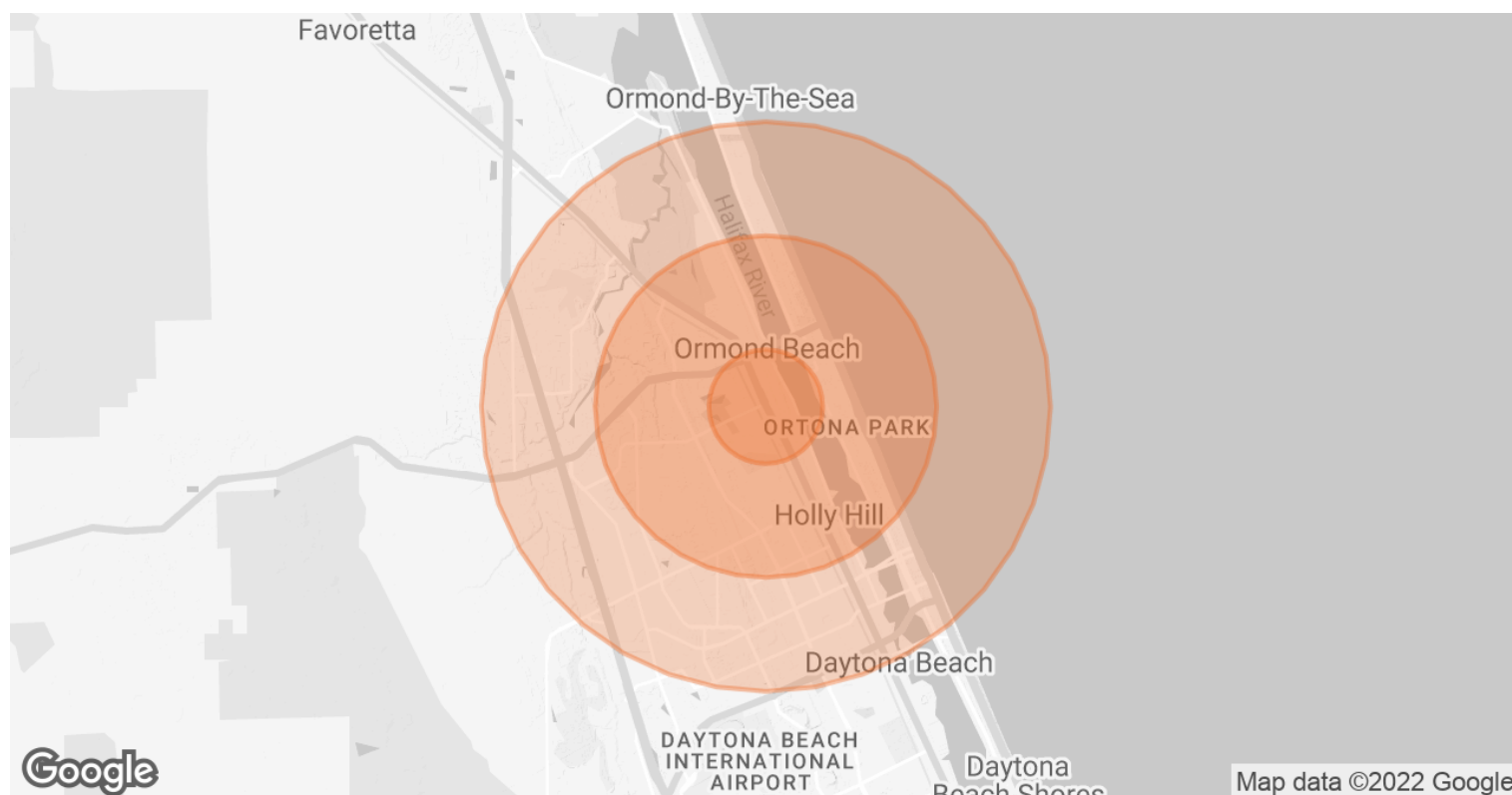


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,521	47,659	92,027
AVERAGE AGE	45.4	46.2	43.7
AVERAGE AGE (MALE)	42.7	43.8	42.0
AVERAGE AGE (FEMALE)	47.3	48.0	44.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,732	20,810	39,679
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$47,822	\$53,242	\$51,170
AVERAGE HOUSE VALUE	\$178,575	\$181,435	\$192,822

** Demographic data derived from 2010 US Census*

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ADVISOR BIO



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. Originally from Pennsylvania, he specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities.. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

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